

# 19 preston neighbourhood

## context



## key stages of historic development

Preston lies a little over two kilometres from the city centre on the London (Preston) Road sustainable transport corridor.

The neighbourhood is a large late 19th and early 20th century inner suburb which developed eastward from the small village of Preston.

The growth of the village began in the 1880s with a number of large villa residences along London Road north of Preston Village. It continued rapidly into the early 20th century with middle-class terraced homes stretching eastward from the by then well-established Preston Park towards the Ditchling Road and beyond into Hollingdean. By 1900 Preston had taken on its present form and its characteristic radial grid street pattern. There has been little development since the early 20th century with the exception of a few infills and redevelopments to the north and some apartment blocks overlooking the park.

## typology

Preston neighbourhood may be classified as an urban pre-1914 residential inner suburb whose street pattern, architecture and character have been well preserved. Many large houses converted to flats. Good quality urban environment with tree-lined streets and close to popular parks. Strong sense of place.

Refer to the introduction and summary for more information on landscape character types.

## topography & microclimate

Preston essentially lies on the hillside to the east of the main valley running into the city centre. The radial grid street layout roughly follows the contours in the north of the neighbourhood giving rise to an attractive terracing effect when viewed from below. Elsewhere the streets rise up the slopes.

The compact built form and large number of street trees affords shelter from prevailing winds in the quieter residential streets. The broader main through routes, especially Ditchling Road and the Fiveways junction, can feel exposed.

The gentle slope of the park affords good panoramic views across the valley whilst the Fiveways junction offers narrower framed views along two of the main through routes.



1865



1897



# 19 preston

## neighbourhood key characteristics

### land use

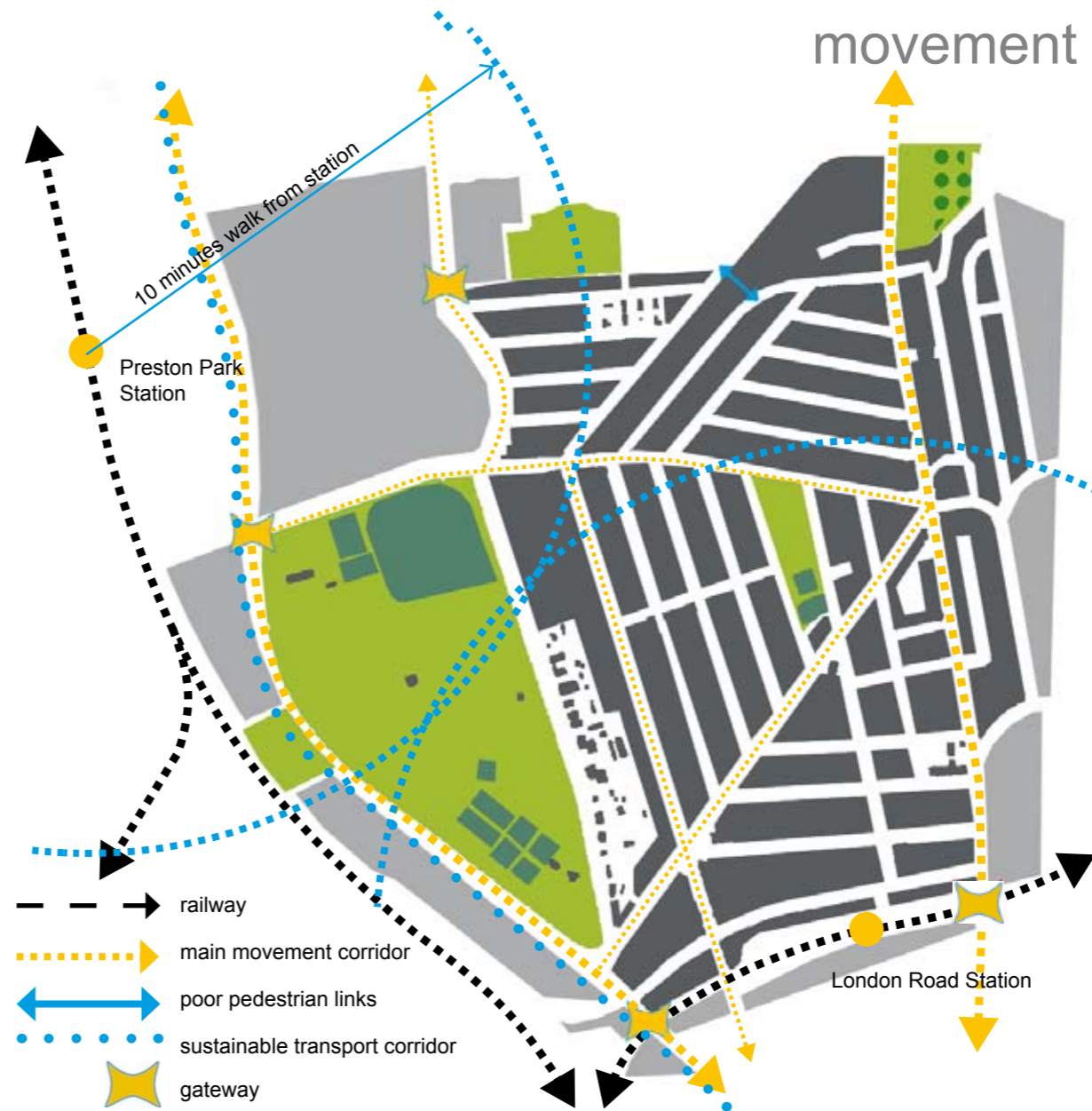


• **Land use:** The major land use within this neighbourhood is private housing, with small businesses, and well located local shopping parades. Several schools and other community uses are within or immediately adjacent to the area. Of major significance to the east is the Fiveways street junction which functions as a local centre with its pub, many shops and businesses and a street cafe.

• **Scale and density:** The area is dominated by two storey terraced residential development (some of which has been converted into multiple occupation) resulting in a gross density of approximately 35 dwellings per hectare.

• **Architecture:** Preston is an architecturally unified neighbourhood of predominantly late Victorian and Edwardian terraced housing with Victorian churches, school and the viaduct as landmarks. Pitched terraced roofs prevail. Red brick and tile hanging are the predominant materials, with gables, porches and barge boards as important features, though many of the earlier terraces are rendered and painted. Uniform boundary walls

### movement



are another feature. The older Preston Manor and St. Peter's Church stand out. Beside the park are large detached and semi-detached villas, some replaced with mid to late 20th century medium rise blocks of flats.

• **Movement:** The neighbourhood is located to the east of the London Road sustainable transport corridor. There are a number of through-routes crossing the area including Ditchling Road, Preston Drove, Stanford Avenue and Beaconsfield Villas which also provide direct pedestrian links. Although the car is the most popular mode of transport to access work, the percentage of people using more sustainable forms of transport is higher than that for more outlying neighbourhoods (see appendix 2).

Traffic on the A23 London Road is slower than further north and there is adequate pedestrian crossing provision. The landmarks and nodes of Preston Park and Fiveways aid legibility. These factors and the regular radial grid street pattern create a distinctive character with a strong sense of place.



Southern gateway to Preston



Typical early C20th streetscape with view to ridge side



Typical early C20th streetscape with view to sea



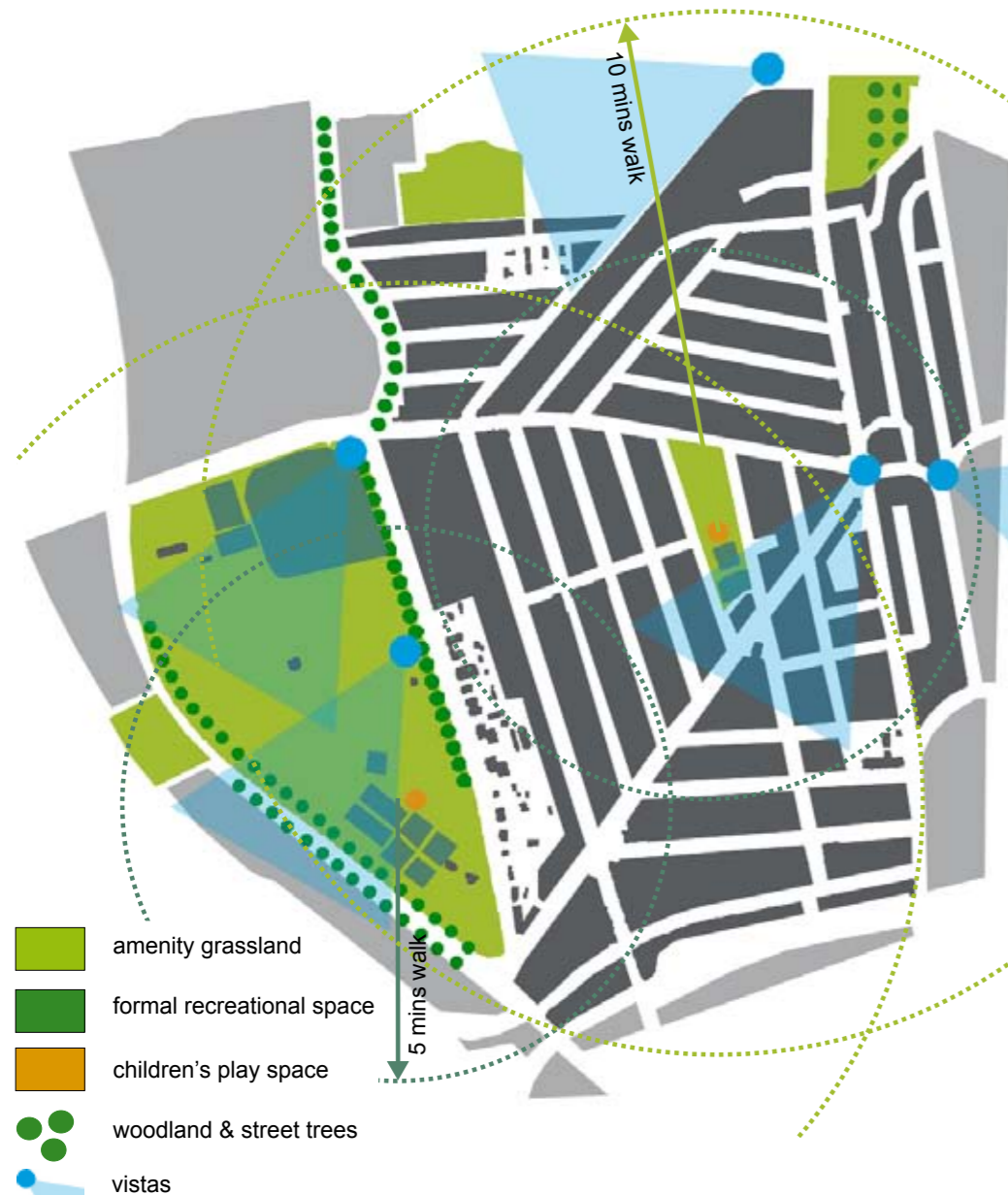
Pre-WWI building facade decoration



1920s terraced flats, some side-on to street

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## open space



• **Socio-economic characteristics:** Preston has a good social mix. Many residents own their homes in some form and over a quarter rent their homes, mostly from private landlords (see appendix 3).

• **Open space:** Preston is overwhelmingly characterised by its park, a major city landmark for the traveller arriving from the north. Bounded by elm trees on the west and east sides and a high flint wall on the north side, the park is on gently sloping ground, beside the valley floor, and has good facilities for both formal and informal recreation. The very much smaller but equally well-facilitated Blakers Park lies in the centre of the neighbourhood. The neighbourhood has only a few small residential green spaces, although there are many street trees. An important townscape feature is the tree-lined dual carriageway, with its mature Elms, running north along Surrenden Road.

Substantial children's play areas and formal recreation space are provided in both Preston Park, Blakers Park and beside Ditchling Road. Recreation space is within a 10

## character areas



minute walk of all the neighbourhood's residents.

• **Character areas:** The neighbourhood is a largely homogeneous development of mostly two storey terraces constructed around the turn of the 19th century. The park and its accompanying row of villas and luxury apartment blocks could be considered as a distinct character area, largely due to its physical and social severance from the rest of the neighbourhood. The two character areas are thus:

**1. Stanford & Fiveways:** a late Victorian residential suburb of tree-lined terraced streets in a regular grid pattern on the valley slope. Medium density, mainly two storey but varying in scale and status. Architecturally cohesive. Much of it is a conservation area.

**2. Preston Park:** large late Victorian villas and large purpose built blocks of flats overlooking an extensive Victorian park which includes a much older historic manor house. Lies within a conservation area.



Typical local commercial centre



Informal play in Blakers Park



Children's play area, Preston Park



Stanford & Fiveways character area



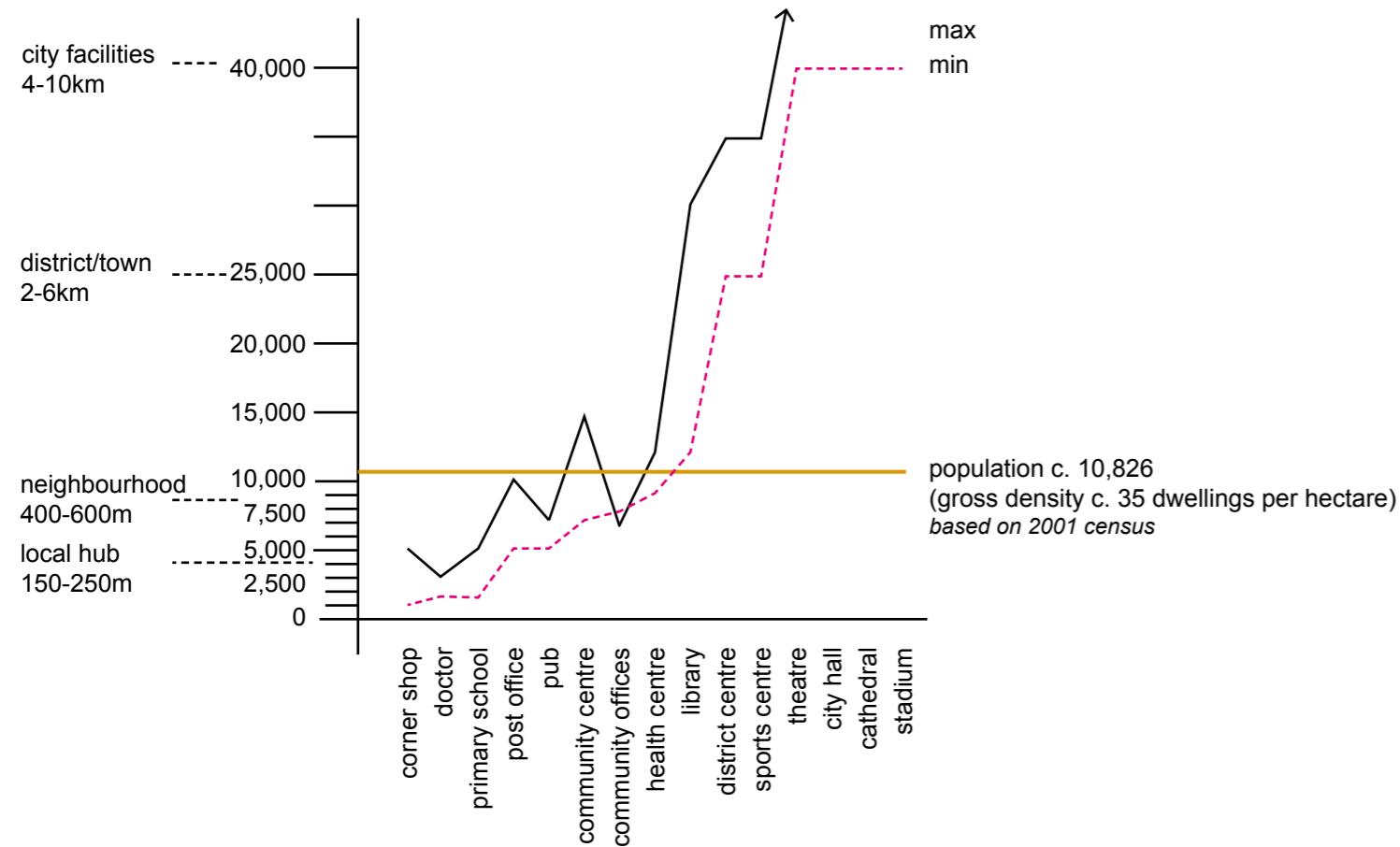
Preston Park character area

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## appendix 1: population & density

Population numbers able to support community facilities.

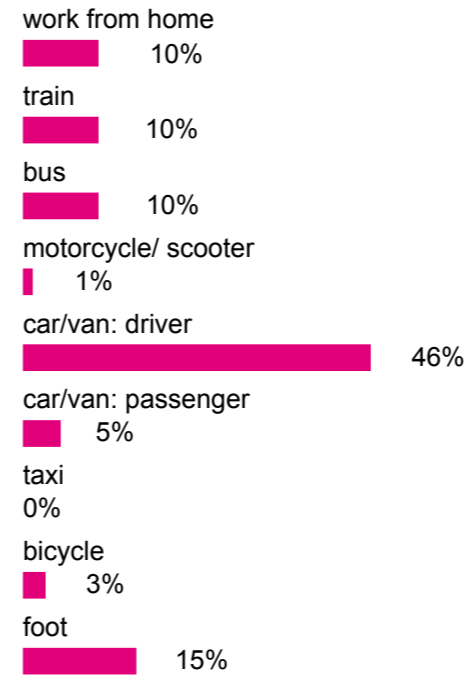
Source: Towards an Urban Renaissance, 2002



## appendix 2: travel to work

Statistics illustrating methods of travel to work.

Source: City Stats, Census 2001

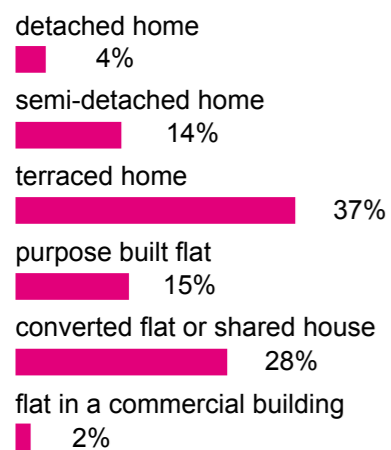


The information from the 2001 census and the Acorn profiles were based on the best fit of the smallest enumeration districts. This was obtained from Citystats website, which is now [www.bhlis.org](http://www.bhlis.org)

See pages 8 and 11 for city-wide comparisons and more information

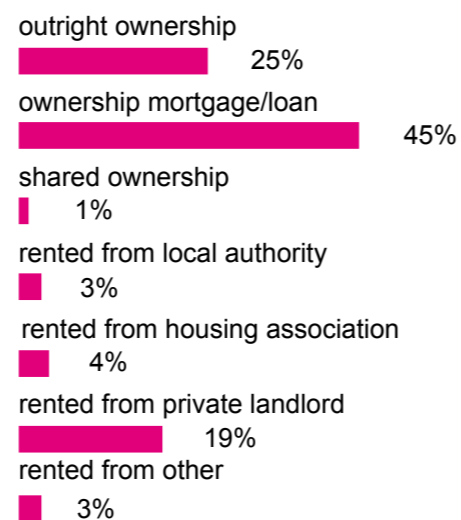
## appendix 3: social mix accommodation types

Source: City Stats, Census 2001



## tenure types

Source: City Stats, Census 2001



## demographic types

Source: City Stats, Acorn data

